



Welcome to Transylvania County, NC- you're in a very rare place. Our community's culture infused with our pro-business regulatory and tax environment, and our education and training systems, bolster an extreme confidence that Transylvania County is a truly unique employment destination that offers a functional and modern location for domestic and international investment, combined with a sense of place and quality of life only accessible in a few communities in the United States.



Downtown Brevard

Transylvania County, NC, is a nationally-renown destination for outdoor recreation, ecotourism and fine arts. Tucked in the Blue Ridge Mountains of North Carolina, we are located in between the Asheville, NC Metropolitan Statistical Area (MSA) and the Greenville-Anderson, SC MSA. Our community has long been reliant on heavy manufacturing – 26.5% of our workforce is employed in blue-collar industry but our assets have modernized our economy into a rare balancing act of professional, industrial and hospitality employment. Transylvania County is proof that industry can excel in the country's most beautiful places.

Our region has experienced unbroken population growth for over a decade. Transylvania County has grown by 3.7%



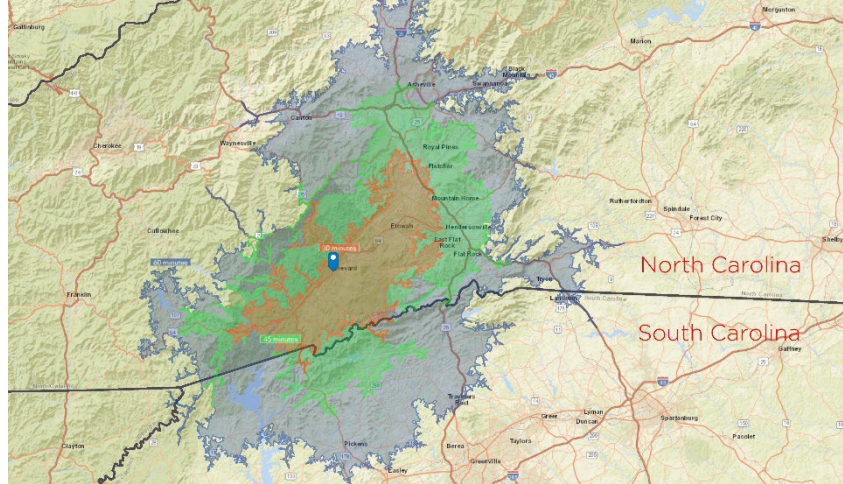
Pisgah National Forest, Transylvania County

over the past 10 years and our employment growth outpaces the state and national average. Our community's positive economic and demographic growth is a result of our unparalleled quality life and strategic location – we are located at the entrance to the busiest National Forest unit in the country (Pisgah National Forest), Nantahala National Forest, Dupont State Forest, Gorges State Park and the French Broad River. We are within a day's drive of all major metros on the eastern seaboard, 20 minutes from the busiest regional airport in the country (Asheville Regional Airport, AVL) and one hour from the Greer Inland Intermodal facility- [Transylvania County is the intersection of isolation and accessibility.](#)

	Transylvania County, NC	30 Minute Drive Time	45 Minute Drive Time	60 Min Drive Time
Population (16+)	28,397	61,354	193,597	405,580
Labor Force (16+)	15,760	33,970	112,345	232,210
Unemployment Rate (age 16-54)	4.1%	3.4%	3.5%	4.2%

WORKFORCE & TRAINING

Western North Carolina has long been supported by a regional workforce. Transylvania County is powered by an 11-county labor shed including portions of Upstate South Carolina including Greenville County, SC (one the most densely populated counties in the US) and eastern Tennessee. Our local workforce is heavily supported by daily commuting – we are an employment center for much of rural western NC and receive almost 4,000 people per day from neighboring counties, representing 25% of our labor force.



Blue Ridge Community College

Blue Ridge Community College maintains an expansive lineup of technical programs designed to build a quality pipeline of candidates for your business. The college offers career training in a variety of sectors including automotive technology, engineering technology, machining technology, business administration, nursing and many other career fields. Businesses making qualifying investments in new technology and creating new jobs may be eligible for customized training funds to help train existing and new employees on new processes, equipment, and technologies.

Recent Investment in Transylvania County (You're in good company)

Ipca USA - \$55M, 55 Jobs
Raybow USA - \$17.8M, 74 Jobs
Compo Hotel - \$30.1M, 25 Jobs
Gaia Herbs - \$4.5M

Brevard College

Brevard College is a private liberal arts college located in downtown Brevard, NC (Transylvania County seat) that provides an excellent source of young talent. Current enrollment at the college totals 850 students and is one of the few liberal arts institutions in NC with growing enrollment. In addition to an innovative liberal arts curriculum the school offers majors, minors and concentrations in business & organizational leadership, science and advanced mathematics.

Western Carolina University

Western Carolina University features an enrollment of over 11,000 undergraduate and graduate students at its main campus in Jackson County (65~ mins) and Buncombe County campus (~35 mins). WCU programs span more than 110 undergraduate specialties and 30 graduate programs. In addition to employment recruitment opportunities the faculty and students are available to partner with area businesses on meaningful research and technology development initiatives, including the world-class Rapid Center an R&D Prototyping and Test Lab specifically available for local manufacturers.

UNC Asheville – NC State Mechatronics Engineering

UNC Asheville's engineering programs are offered jointly with NC State University, combining the best that two nationally recognized universities have to offer. Choose between the traditional 2+2 Program (one or two years at UNC Asheville and then a transfer to NC State) and the Bachelor of Science in Engineering with a Mechatronics Concentration, with all four years on the UNC Asheville campus leading to a degree issued jointly by NC State and UNC Asheville.

TRANSYLVANIA COUNTY WORKFORCE PROFILE

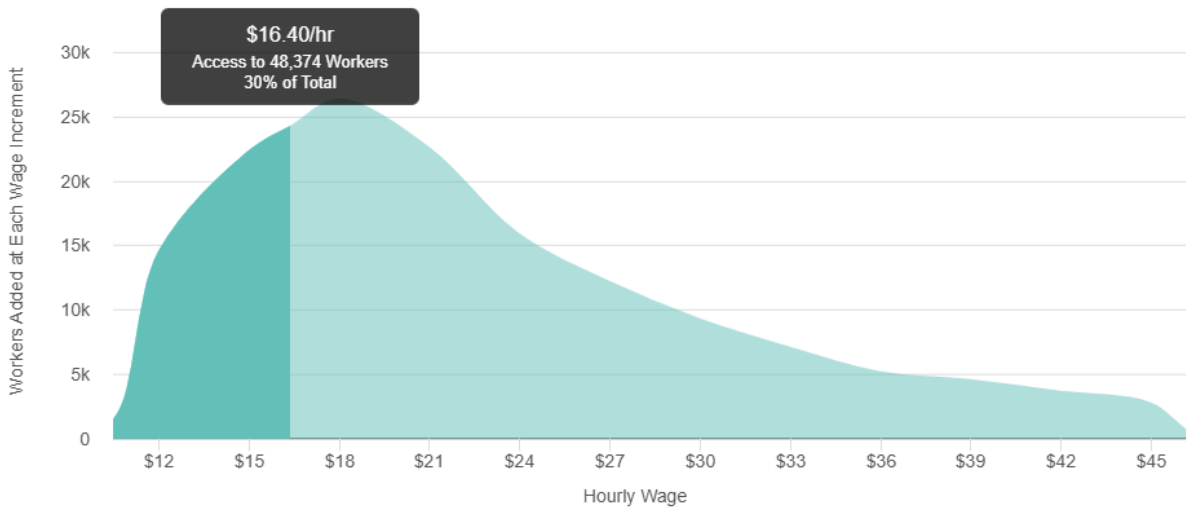
Key Facts, Manufacturing/Production Occupations

<p>11,695</p> <p>Jobs</p> <p>Jobs decreased by 275 over the last 5 years. Projected to increase by 434 over the next 5 years.</p>	<p>1.24</p> <p>Concentration</p> <p>Regional job concentration per capita is 1.24 times the national job concentration.</p>	<p>\$19.95/hr</p> <p>Median Earnings</p> <p>Regional median earnings are \$0.51/hr below the national median earnings of \$20.46/hr.</p>	<p>233</p> <p>Educational Completions</p> <p>Related educational completions are produced by 3 institutions in the region.</p>
---	--	---	---

- Production Occupations decreased by 275 from 2018-2023 (-2.3%), outpacing the national growth rate of -3.4%. The occupation is projected to increase by 434 from 2023-2028 (3.7%), outpacing the national projected growth rate of 2.7%.
- Regional job concentration per capita for Production Occupations is 1.24 times the national job concentration. In other words, there are 24% more Production Occupations in this region than we would expect to find in the average region.
- Cost of labor in the region is below median. The median earnings for Production Occupations in the region is \$19.95/hr, which is \$0.51/hr below the national median of \$20.46/hr.

Availability by Compensation at Living Wage

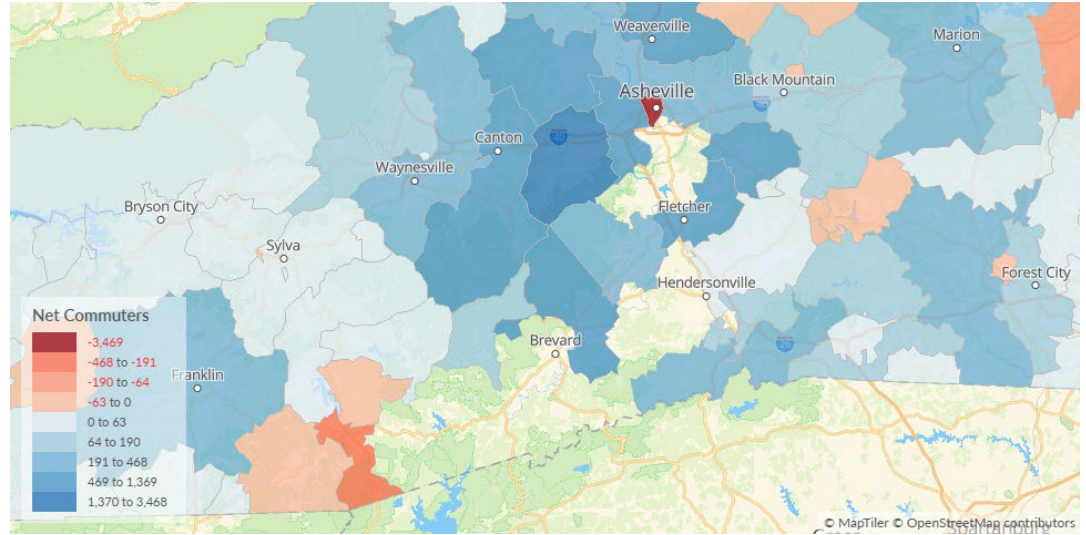
At **\$16.40/hr**, your available workforce is 48,374.
That's 30% of the entire workforce.



TRANSYLVANIA COUNTY WORKFORCE PROFILE

Commuters

Transylvania County has net-positive community each day, meaning more workers travel to (inbound) than leave (outbound) each day. However, the neighboring/adjacent Zip Codes to Transylvania County import roughly ~10,000 workers, which represents a sizable constituency of workers leaving their resident county each day that could be retained within Transylvania County.

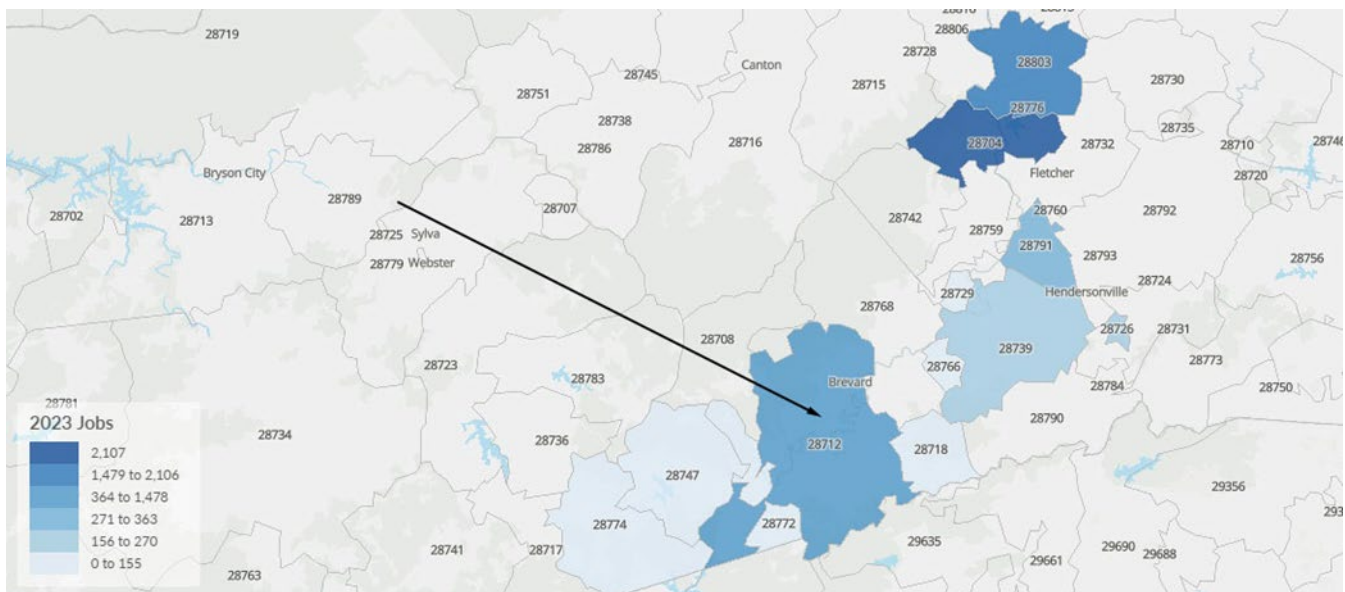


Top Destinations: Transylvania
Out-Commuting Traffic, 45 mins
→

ZIP	Inbound Commuters	Outbound Commuters	Net Commuters
28792	2,586	3,039	(453)
28803	1,156	2,706	(1,549)
28801	278	2,016	(1,737)
28806	1,270	1,567	(297)
28732	1,342	1,441	(98)

Manufacturing Workforce Resident Concentration

Transylvania County primary zip code (28172) has the third highest concentration of resident manufacturing workers among the 18 zip codes within a 45 min drive time of Downtown Brevard.



Sylvan Valley Industrial Center – 40K SF

Transaction Type: Modified Gross Lease

Address: 21 Welcome St, Brevard, NC 28712

40,000 SF of Class-A multi-tenant industrial space currently under construction with a late Q1 2025 anticipated completion date. The building is located in the City of Brevard, with .25mi access to NC-280 offering 4-lane state-controlled highway access within a 20 minute drive of Asheville Regional Airport and I-26.



The Sylvan Valley Industrial Center (SVIC) is owned by the Transylvania Economic Alliance offering job-creating competitive lease rates for brand new manufacturing space. 4 loading docks with levelers, 1 drive-in door, 32' clear height, 6" reinforced concrete floors, full public utilities available. Flexible lease rates and terms for high-value manufacturing tenants,

Utilities

Sewer – City of Brevard, 8" Gravity Sewer

Water – City of Brevard, 10" Water Line

Natural Gas – Enbridge Energy, 4" High Pressure Gas Main

Power- Duke Energy Carolinas, 12.5kV distribution, 115kV Transmission

Broadband – Comporium Fiber Optics & ERC Broadband Fiber Optics



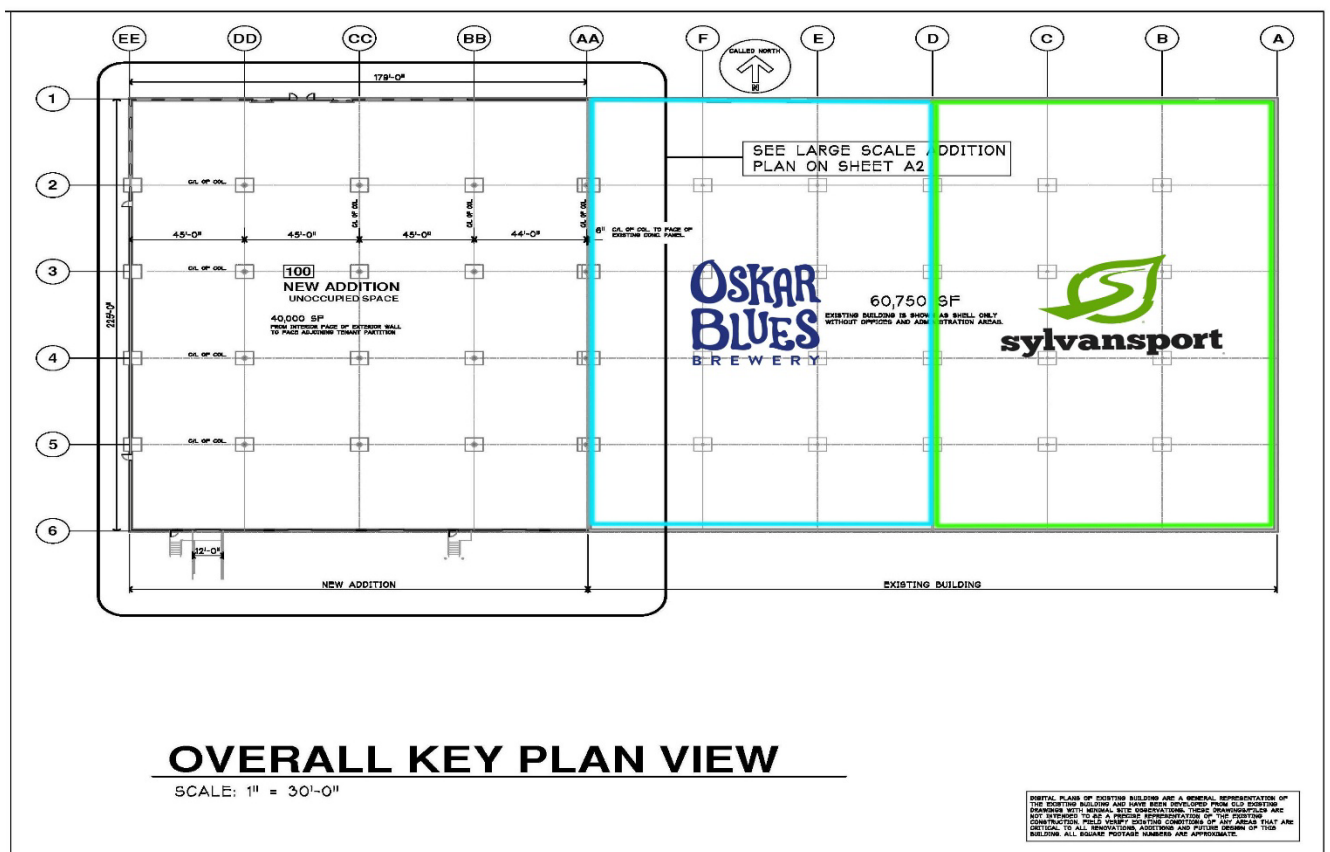
Transportation

The Sylvan Valley Industrial Center is located along Ecusta Road, which offers dual access to NC-280 (Asheville Highway), a four-lane divided state highway with direct access to Interstate 26.

I-26	22 miles
I-40	57 miles
I-85	61 miles
AVL	21 miles
CLT	100 miles
GSP	57 miles
Inland Port Greer	58 miles
Port of Charleston	267 miles

Existing Tenants

The SVIC is home to SylvanSport (manufacturing, offices) and Monster Brewing Company (manufacturing, warehousing, cold storage). The facility has direct greenway access immediately across the street and is 2 mins from Pisgah National Forest. Zoned Special District by City of Brevard allowing for a wide range of industrial manufacturing purposes.



LOCAL & STATE INCENTIVES

Transylvania County & City of Brevard Incentives

Transylvania County, NC uses a discretionary, performance-based grant program to support economic development. The program uses a “scorecard” system based on new taxable investment and job creation, to determine annual incentive awards. The total award corresponds to a percentage of property taxes collected from the new investment that a company is eligible to receive as a cash grant.

NC Customized Training Grants

Customized Training is widely regarded as a best practice as a job creation and job retention incentive. Customized Training is a grant program issued by the NC Community College system and administered locally by Blue Ridge Community College. Funds may be used to support not only the project’s location to North Carolina, but it’s ongoing operation as new technology, investment and processes are deployed. Resources may support training assessment, instructional design, instructional costs, and training delivery for personnel involved in the direct production of goods and services. Production and technology support positions are also eligible for training support.

Job Development Investment Grant (JDIG)

JDIG is a performance-based, discretionary incentive program that provides cash grants to new and expanding businesses to help offset the cost of locating or expanding a business facility in North Carolina. Companies can qualify for a JDIG based on the project location, number of jobs, and average wage. The grant amount is based on a percentage of the personal income tax withholdings associated with the new jobs. Grant funds are disbursed annually, for up to 12 years, to approved companies following the performance criteria set out in grant agreements. Companies creating an exceptionally large number of new jobs and making a significant investment may be eligible for an enhanced incentive that can pay out for more than 12 years. The project must be competitive with locations outside North Carolina and remain competitive until the grant is formally awarded. A company can use JDIG funds for any purpose.

ONE North Carolina Fund

The One North Carolina Fund (OneNC) is a discretionary cash-grant program that allows the Governor to respond quickly to competitive job-creation projects. The North Carolina Department of Commerce administers OneNC’s on behalf of the Governor. Awards are based on the number of jobs created, level of investment, location of the project, economic impact of the project and the importance of the project to the state and region, and typically range between \$1,000-\$1,500 per new job.

Duke Energy Rider

Duke Energy Carolinas offers an Economic Development Rider (EC) to economic development projects in NC. This provides qualified customers with a discounted power rate for four years of operation (1,000-kilowatt (kW) minimum load). More information about usage will be required to explore this further. The Transylvania Alliance will facilitate those conversations once the load and usage information is available.

Mountain Area Workforce Board: On-The-Job Training (OJT) for New Hires

Through OJT with the Mountain Area Workforce Development Board (MAWDB), the MAWDB can create customized candidate skill assessments, analyze your job’s skill requirements, develop a skills gap analysis and collaboratively develop individualized training plans. Eligible companies receive a 50% reimbursement of the new hire’s wages for up to 6 months. Companies are required to submit time and payment vouchers monthly and are reimbursed promptly

Public Infrastructure and Transportation Programs

North Carolina offers a number of different programs to fund public infrastructure development, including the Community Development Block Grant Economic Development Program, Utility Account, Rural Division's Economic Infrastructure Program, NCDOT's Rail Industrial Access Program, North Carolina Railroad Company's NCRR Invests program, and the NC Department of Commerce's Joint Economic Development Program with the NCDOT.

Building Reuse Programs

North Carolina offers two different programs to provide grants to renovate and upfit vacant and existing industrial and commercial buildings, including the Community Development Block Grant Building Reuse Program and the Rural Division's Building Reuse Program.

Other Incentive Programs

- Golden LEAF Foundation
- NC Biotechnology Center Economic Development Award
- Recycling Business Development Grants
- Building Demolition Program

LOCATION MATTERS

North Carolina continues to be ranked among the nation’s top states for business in a wide variety of publications, notably earning the #2 spot (after winning #1 in 2022 and 2023) in CNBC’s Top States for Business 2024. There’s a reason why - our economy and population are growing at a turbocharged rate, our education systems at all levels are world-class and our state has aggressively lowered tax rates to attract and retain investment. Transylvania County boasts one of the lowest ad valorem tax rates in the state.

Overall	State	Infrastructure	Workforce	Economy	Quality of Life	Cost of Doing Business	Technology & Innovation	Business Friendliness	Education	Access to Capital	Cost of Living
1	Virginia	3	9	11	19	24	15	5	1	8	19
2	North Carolina	20	3	4	32	18	11	2	10	10	31
3	Texas	26	1	2	50	6	1	17	35	6	37
4	Georgia	1	4	7	40	23	18	19	8	12	18
5	Florida	35	2	1	38	25	16	28	37	2	42

Don't Just Take Our Word For It

North Carolina Rankings

Best State For Business

Forbes	#1
CNBC	#2
Tax Foundation & KPMG	#10
US News - Best Economy	#17
Visual Capitalist	#1
MarketWatch	#1
Site Selection Magazine	#4
Chief Executive Magazine	#5

Taxes & Cost of Doing Business

Transylvania County Property Tax: \$0.6033 per \$100 of assessed value

City of Brevard Property Tax: \$0.0500 per \$100 of assessed value

Sales Tax: 6.75% (manufacturing equipment generally exempt from Sales & Use Tax)

NC Corporate Income Tax: 2.25% (0.00% by 2029)

NC Individual Income Tax: 4.5%, flat rate

Inventory Tax: Exempt

Raw Materials: Exempt

Fuel, Natural Gas & Electricity used in Manufacturing: Exempt

Franchise Tax: \$1.50 per \$1,000 of the net worth apportioned to North Carolina.

Unemployment Insurance: 1.0% (first 2 years) - New Employer Tax Rate 0.06% - Minimum Tax Rate 5.76% -

Maximum Tax Rate \$29,600 - Taxable Wage Base (per employee)

REGIONAL MANUFACTURING WAGES

SOC	Description	Avg. Hourly Earnings	Pct. 10 Hourly Earnings	Pct. 25 Hourly Earnings	Pct. 75 Hourly Earnings	Pct. 90 Hourly Earnings
11-1020	General and Operations Managers	\$54.88	\$22.04	\$30.40	\$64.11	\$100.73
11-2020	Marketing and Sales Managers	\$58.21	\$25.46	\$35.85	\$75.09	\$90.62
11-3020	Computer and Information Systems Managers	\$69.09	\$39.39	\$47.55	\$81.41	\$106.74
11-3030	Financial Managers	\$66.04	\$31.74	\$45.12	\$79.88	\$105.66
11-3050	Industrial Production Managers	\$58.70	\$30.03	\$40.76	\$69.02	\$88.15
11-3060	Purchasing Managers	\$54.41	\$32.14	\$39.65	\$63.86	\$84.60
13-1070	Human Resources Workers	\$31.95	\$19.32	\$23.10	\$38.11	\$48.12
15-1210	Computer and Information Analysts	\$47.38	\$23.56	\$32.42	\$59.66	\$81.91
17-2110	Industrial Engineers, Including Health and Safety	\$44.30	\$29.82	\$36.78	\$49.13	\$61.56
17-2130	Materials Engineers	\$42.24	\$26.29	\$33.83	\$50.42	\$60.76
17-3020	Engineering Technologists and Technicians, Except Drafters	\$27.37	\$18.40	\$21.61	\$31.10	\$36.69
19-4010	Agricultural and Food Science Technicians	\$21.91	\$14.68	\$16.94	\$22.68	\$30.44
41-4010	Sales Representatives, Wholesale and Manufacturing	\$36.18	\$16.12	\$22.10	\$41.59	\$61.08
49-9040	Industrial Machinery Installation, Repair, and Maintenance Workers	\$29.81	\$21.08	\$24.06	\$36.33	\$38.69
51-3090	Miscellaneous Food Processing Workers	\$16.91	\$9.82	\$13.52	\$18.84	\$21.06
51-4030	Machine Tool Cutting Setters, Operators, and Tenders, Metal and Plastic	\$19.86	\$15.21	\$16.24	\$22.16	\$26.02
51-4040	Machinists	\$21.88	\$17.04	\$18.02	\$25.15	\$29.13
51-4080	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	\$17.93	\$12.59	\$13.57	\$20.51	\$23.48
51-4110	Tool and Die Makers	\$27.94	\$17.38	\$23.54	\$34.46	\$36.61
51-4120	Welding, Soldering, and Brazing Workers	\$24.31	\$17.00	\$21.17	\$27.79	\$31.88
51-9040	Extruding, Forming, Pressing, and Compacting Machine Setters, Operators, and Tenders	\$20.94	\$17.10	\$18.39	\$23.76	\$26.94
51-9160	Computer Numerically Controlled Tool Operators and Programmers	\$27.04	\$19.18	\$20.61	\$37.73	\$39.12
51-9190	Miscellaneous Production Workers	\$23.38	\$13.93	\$17.27	\$29.21	\$37.49
53-1040	First-Line Supervisors of Transportation and Material Moving Workers	\$28.72	\$17.98	\$22.22	\$32.68	\$40.88
53-7050	Industrial Truck and Tractor Operators	\$21.26	\$15.96	\$18.08	\$23.09	\$26.60
53-7060	Laborers and Material Movers	\$17.32	\$13.46	\$14.57	\$18.85	\$21.88



TRANSYLVANIA

ECONOMIC ALLIANCE

Burton Hodges
Executive Director
(704) 302-4245
burton@transylvaniaNC.org